

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the September 16, 2024 Board Meeting

The Board of Directors (the "Board" or "Directors") of Meadowhill Regional Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present except Director Woods, thus constituting a quorum. Also, present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Chris Lin of Myrtle Cruz, Inc. ("Bookkeeper"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); William J. Petrov and Daniel David, attorneys, of Johnson Petrov LLP ("JP" or "Attorney"); Sergent Ramos and Deputy Moore of Harris County Precinct 3 Constables Office ("HCCO"); Pamela Low of Minutes Plus ("Recording Secretary"); Megan Janak and Tallon Chalmers of the Meadow Hill Run Subdivision; and Cheryl Durbin, a resident of the Green Acre Subdivision.

Director Liczwek, having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:35 p.m.

PUBLIC COMMENT

At Ms. Janak's request, Ms. Rucker provided the latest status on the manhole and outfall project for Park at Meadowhill. Next, Ms. Rucker informed Ms. Durbin that they are still in the process of gathering proposals for her project in Greengate.

MINUTES

Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the minutes of the September 3, 2024 Board meeting.

GENERAL BUSINESS

- a. Landscape Maintenance matters. Director Larkins informed attendees that the topics of fertilizing and seeding would be addressed in the upcoming meeting. It was also reported that surplus soil had been distributed across the lower-lying sections of the District's land.

- b. Administration Building matters. It was reported that the main meeting room requires attention, as the ceiling light fixture in its central area is in need of replacement.

Mr. Jefferies stated he would conduct an inventory check of the air conditioning filters for the Administrative Building.

- c. Waste Management Services Contract. The District received an update from Waste Management regarding the previously discussed schedule modifications. Contrary to earlier considerations, Waste Management has informed the District that no changes to the current pickup schedule will be necessary in the immediate future. The existing collection timetable will remain in effect for the time being.
- d. Security Report. Sergeant Ramos reviewed the Security Report, a copy of which is attached hereto as Exhibit "A".

BOOKKEEPER'S REPORT

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B".

OPERATION'S REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "C". He noted that TNG had replaced malfunctioning well meters and several stuck meters in the District. There were no major leaks in District facilities this month. Water accountability was 86.12%.

Mr. Jefferies reported on a specific case involving a customer with a disability. This customer was recently put on a payment plan. However, no payments have been received since April 2024. TNG had checked with charitable organizations that assist with past due utilities, but found that none currently have funds available. The Board has decided to give this customer until September 30, 2024 to make some form of payment.

Next, upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board (i) authorized water terminations in accordance with the District's Rate Order; and (ii) approved the Operator's Report.

ENGINEER'S REPORT

Ms. Rucker reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "D". The Board discussed how to proceed with the change order alternatives proposed by Greater Houston Construction for the HCMUD Meadowhill Run project. No action was taken.

Next, upon motion by Director Varosky seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board (i) authorized increasing the capacity at Shasla Joint Water Well No. 2 at an estimated cost of \$445,700; (ii) approved invoice no. 24-8061 in the amount of \$1,655,000 from Tounay-Wong Engineers, Inc. for materials testing and inspection related to the Wastewater Treatment Plant pavement additions; (iii) approved Pay Application No. 10 and Final to Sendero Industries, LLC in the amount of \$95,201.06 related to the public Waterline and Storm Sewer line construction to serve Camelot 2920; and (iv) approved the Engineer's Report.

ATTORNEY REPORT

Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. Mr. Petrov stated that Shasla requires confirmation to move forward with the well rehabilitation project. This approval, along with relevant information, needs to be communicated to NW 28.

Next, upon motion by Director Varosky, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board authorized JP to send a letter to NW 28. This letter will outline the specific costs associated with the rehabilitation of Well No. 2.

Correspondence with Klein ISD regarding drainage through Falvel Pond. There was no action.

Waste Management Collection Services Agreement. It was reported that a second notice citing a breach of contract due to inadequate service performance was sent to WM. In response, WM contested these claims, refuting the allegations made by the District.

Encroachment Agreement with Urbana Yard Homes. Mr. Petrov stated that Urbana Yard Homes proposed a minor modification to the encroachment agreement. The revised language stipulates that the agreement will transfer with land ownership. Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Encroachment Agreement.

Camelot Pond Maintenance Agreement. No action was taken.

Encroachment Agreement for Paving on Taco Bell site. Mr. Petrov briefed the Board on an encroachment issue involving Taco Bell. The restaurant's planned drive-through lane will be constructed over existing District infrastructure. To address this, a special provision will be included in the agreement. This clause will stipulate that Taco Bell is responsible for replacing the driveway in the event that the District needs to remove the concrete to access and maintain its underground lines.

ADJOURNMENT

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:45 p.m.

PASSED AND APPROVED this 17th day of October, 2024.


Secretary, Board of Directors

- Exhibit A Security Report
- Exhibit B Bookkeeper's Report
- Exhibit C Operation's Report
- Exhibit D Engineer's Report